

**PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN**  
[www.romi.gov](http://www.romi.gov)

**Tuesday, September 13, 2016**

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**Brownfield Redevelopment Authority**

**6:30 P.M.  
Room 315**

**A. Call to Order**

**B. New Business**

- 1. Brownfield Plan (BP 16-09-02) & Reimbursement Agreement** to redevelop shopping center (Northwood Plaza) and multiple-family dwelling units (Belle Court Apartments) into hotel and five retail buildings including grocery store at **30901 Woodward Ave.** (parcel no. 25-07-227-001), **30903-30991 Woodward Ave.** (parcel no. 25-07-226-007), and **3301-3335 Coolidge Hwy.** (parcel no. 25-07-227-003)  
PM Environmental, Inc., Petitioner & Engineer  
Wm. Beaumont Hospital, Owner

**C. Public Comment on Non-Agenda Brownfield Redevelopment Items**

**D. Adjournment of Brownfield Redevelopment Authority**

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**Regular Meeting**

**7:00 P.M.  
Room 315**

**A. Call to Order**

**B. Approval of Minutes for August 9, 2016**

**C. Public Comment on Non-Agenda Planning & Zoning Items**

**D. New Business**

- 1. Public Hearing – Rezoning** from **One Family Residential** to **Planned Unit Development (PUD)** and associated **Final Site Plan / Site Condominium Plan (SP 16-09-25)** to (a) subdivide portion of former municipal golf course (Normandy Oaks Golf Course) into 49 individual lots for single-family dwellings, and (b) construct 73 multiple-family dwelling units in 22 buildings, at **4234 Delemere Blvd.** (parcel no. 25-05-251-002)  
Robertson Bros. Homes, Petitioner  
City of Royal Oak, Owner  
Nowak & Fraus, PLLC, Engineer  
Alexander V. Bogaerts & Associates, PC, Architect
- 2. SP 16-09-23 – Site Plan** to construct second story addition to professional office building (Siporin & Associates) at **26026 Woodward Ave.** (parcel no. 25-21-252-014)  
Design Build Alternatives, LLC, Petitioner & Architect  
Siporin & Associates, Inc., Owner
- 3. SP 16-09-24 – Site Plan** to renovate outdoor recreation center (Royal Oak Golf Center) at **3430-3500 Edgar Ave.** (parcel nos. 25-05-376-012 & 014)  
Krieger-Klatt Architects, Inc., Petitioner & Architect  
City of Royal Oak, Owner

**E. Other Business**

1. [SV 16-09-07 – Sign Variance](#) request to install wall signs on southwest front façade of automobile dealership (Village Jeep) at **31200 Woodward Ave.** (parcel no. 25-06-476-001) with following variances:
  - (a) Allow 4 wall signs; and
  - (b) Waive 33.4 sq. ft. from maximum permitted 100 sq. ft. wall sign area.Heileman Signs, Petitioner & Contractor  
Village Jeep, Inc., Owner
2. [SV 16-09-08 – Sign Variance](#) request to install freestanding sign for bank (Huntington Bank) at **4605 Crooks Rd.** (parcel no. 25-05-229-018) with variance to allow prohibited sign type in Sign Area 4.  
Gardner Signs, Inc., Petitioner & Contractor  
Huntington Bank, Owner
3. [Potential Zoning Ordinance Text Amendments – Bulk & Area Standards for Portion of Forest Heights Subdivision](#)
4. [City of Southfield Master Plan](#)

**F. Adjournment**

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**Work Session**  
**[immediately following regular meeting]**  
**Room 309**

- A. [Proposed Redevelopment](#) of shopping center (Northwood Plaza) and multiple-family dwelling units (Belle Court Apartments) into hotel and five retail buildings including grocery store at **30901 Woodward Ave.** (parcel no. 25-07-227-001), **30903-30991 Woodward Ave.** (parcel no. 25-07-226-007), and **3301-3335 Coolidge Hwy.** (parcel no. 25-07-227-003)  
AF Jonna Development, Petitioner  
Schostak Bros. & Co., Petitioner  
Wm. Beaumont Hospital, Owner  
Tower Construction, LLC, Contractor
  - B. [Proposed Redevelopment](#) of commercial lawn equipment dealer (Billing's Lawn Equipment) into mixed-use building with retail sales and multiple-family dwelling units at **221 N. Main St.** (parcel no. 25-16-485-020)  
CRE Development, Petitioner  
RJ AJ investments, LLC, Owner
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